

LAFCO Meeting: December 8, 2004

TO: Local Agency Formation Commission for Santa Clara County

FROM: Neelima Palacherla, Executive Officer
Dunia Noel, LAFCO Analyst

SUBJECT: Changes to Service Review Boundaries and Priorities
Agenda # 5

RECOMMENDATION

1. Service Reviews Boundaries

Authorize staff to combine the four established sub regional service reviews into two sub-regional service reviews (See Attachment B for map):

1. South County and Central County sub-region
2. North County and West Valley sub-region. (The City of Campbell will be included in this region)

A comprehensive review of all services (excluding fire protection and water services) within these two regions will be conducted.

2. Service Reviews Priorities

Following the Countywide water service review that is currently in progress, establish sub-regional service review priorities as follows:

Priority #1 – South County and Central County Service Review

Priority #2 – North County and West Valley Service Review

BACKGROUND

In August 2002, the Commission established boundaries and priorities for how service reviews should be conducted in Santa Clara County. The Commission authorized staff to conduct four sub-regional service reviews (one each for the south county, west valley, north county and central county) upon completion of the two countywide service reviews for fire protection and water services. At that time, LAFCO staff and the Commission recognized that as the reviews proceed, it might become necessary to take into consideration current circumstances and revisit how future service reviews should be organized and prioritized.

So far, LAFCO has completed a countywide service review for fire protection services and LAFCO's consultant is half way through completing a countywide

service review for water services. LAFCO's next priority is to begin conducting sub-regional service reviews (North County, South County, West Valley, and Central County).

Based on the experience of conducting these first two service reviews and the current events, staff is proposing that the priorities for and the organization of the remaining service reviews be modified. Staff is recommending that the remaining four sub regional service reviews be combined so that only two sub regional service reviews will be needed. That is, staff is recommending that the South and Central County service reviews be combined into one sub region and be conducted as the first sub regional service review and the West and North county service review be combined and be conducted as the second. As we have seen, the service review process can be complex and time consuming, since it involves several phases including selecting appropriate consultants, establishing an advisory group of stakeholders, formulating questionnaires, collecting information, and seeking input from affected agencies, preparing the reports and holding public hearings. Staff believes that the remaining service reviews will be more efficient and timely if the number of service reviews were reduced from four to two.

Staff is expecting to receive some major applications from the South County and Central County region in the near future. Major applications such as an application for incorporation of the San Martin community or the upcoming USA expansion request from San Jose to accommodate development of Coyote Valley would require service reviews to be conducted. In addition, there are landuse or boundary and service issues in the region that should be addressed, such as the Holiday Lake Estates area in Morgan Hill and Milpitas's urban service area retraction to be consistent with its urban growth boundary. Recently, issues and concerns have been raised about the ability of small special districts to continue to function under increased state requirements and shrinking boundaries. For these reasons, staff is recommending that the South and Central County Service review be given first priority.

Lastly, in August 2002, LAFCO received a letter (Attachment C) from Sharon Fierro, City of Campbell Community Development Director, requesting that the City of Campbell be included in the West Valley Sub-Region rather than the Central County Sub-Region as they were more affiliated with the West Valley region. The request was received after LAFCO had adopted boundaries for Service Reviews. LAFCO staff contacted City staff and stated that LAFCO would consider their request prior to beginning the West Valley Sub-Regional Service Review. Therefore we now recommend that the City of Campbell be included in the North County and West Valley Sub-Regional Service Review as requested.

LAFCO staff estimates that the first sub regional service review will begin in early 2005.

INFORMATION ON PROPOSED SERVICE REVIEW SUB-REGIONS

Central and South County Sub-Region

This region consists of the Cities of Milpitas, San Jose, Santa Clara, Morgan Hill, Gilroy, the unincorporated rural community of San Martin, and other unincorporated lands (both rural lands and "County Pockets").

The City of Santa Clara is fully developed and landlocked. The Cities of San Jose, Morgan Hill and Milpitas have an urban growth boundary that limits their ability to further expand their boundaries. This is the region in Santa Clara County that is likely to experience the most long-term growth. The Coyote Valley, located at the southern end of San Jose's Sphere of Influence, is likely to see significant land use changes. The City of San Jose is in the process of developing a specific plan for the area to include a new community consisting of 80,000 persons with 50,000 jobs and 25,000 housing units.

The cities in the sub-region provide sewer services to lands under their jurisdiction. In addition, small sanitary districts such as the Burbank Sanitary District, Sunol Sanitary District and the County Sanitation District 2-3 provide service to unincorporated areas within San Jose. Sewer service is generally not provided to unincorporated lands in South County. The South County Regional Waste Authority operates a sewage treatment plant that serves the cities of Morgan Hill and Gilroy.

For a complete list of cities/areas and special districts located within this region see *Table 1*.

North County and West Valley Sub-Region

This region consists of the Cities of Los Altos, Mountain View, Palo Alto, Sunnyvale, Campbell, Cupertino, Saratoga, Monte Sereno and the Towns of Los Altos Hills and Los Gatos, and unincorporated lands that are under the jurisdiction of the County of Santa Clara. Stanford University, which is primarily located in the unincorporated area, is also a large landowner in this sub-region. The sub-region is mostly fully developed, with the cities of Mountain View and Sunnyvale landlocked. The unincorporated communities of Redwood Estates, Aldercroft Heights and Lake Canyon are located in this sub-region.

The three sewer service providers in the sub-region are the Cupertino Sanitary District, West Valley Sanitation District and the West Bay Sanitary District. These

districts provide services to cities in the sub-region as well as parts of the unincorporated county.

Land-use planning efforts in the sub-region include the recently completed general plan/use permit update for Stanford University's land. The Plan and Use Permit are now being implemented. A major planning effort is also underway for the Moffett Field Area that is located in both Mountain View and Sunnyvale. The Federal Government, who has jurisdiction over the area, is directing this planning effort.

For a complete list of cities/areas and special districts located within this Sub-Region see *Table 2*.

ATTACHMENTS

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| Attachment A: | Local Jurisdictions Within Each Sub-Region |
| Attachment B: | Map of Service Reviews Sub-Regions |
| Attachment C: | Letter from Sharon Fierro, City of Campbell Community Development Director, dated August 28, 2002. |

TABLE 1: Local Jurisdictions in the Central and South County Region

CITIES AND OTHER AREAS	SPECIAL DISTRICTS¹
Gilroy	Burbank Sanitary District
Milpitas	Central Fire Protection District
Morgan Hill	County Sanitation District No. 2-3
San Jose	County Library Service Area
Santa Clara	Guadalupe Coyote Resource Conservation District
Unincorporated	Lion's Gate Community Services District
Coyote Valley	Loma Prieta Resource Conservation District
San Martin	Midpeninsula Regional Open Space District
	Pacheco Pass Water District
	San Martin County Water District
	Santa Clara County Open Space Authority
	Santa Clara County Vector Control District
	Santa Clara County Lighting Service Area
	Santa Clara Valley Transportation Authority
	Santa Clara Valley Water District
	Sunol Sanitary District
	South Santa Clara County Fire Protection District
	South Santa Clara Valley Memorial District
	West Valley Sanitation District

¹ Please note that some special district boundaries cover both service review sub-regions and therefore review and analysis of the services that the special district provides may be covered in more than one service review. Water and fire protection services have been covered in the countywide service reviews. That information, as necessary, will be included in the sub regional service reviews.

TABLE 2: Local Jurisdictions in the North County and West Valley Region

CITIES AND OTHER AREAS	SPECIAL DISTRICTS¹
Campbell	Aldercroft Heights County Water District
Cupertino	Central Fire Protection District
Los Altos	County Library Service Area
Los Altos Hills	Cupertino Sanitary District
Los Gatos	El Camino Hospital District
Monte Sereno	Guadalupe Coyote Resource Conservation District
Mountain View	Lake Canyon Community Services District
Palo Alto	Los Altos Hills County Fire District
Saratoga	Midpeninsula Regional Open Space District
Sunnyvale	Purissima Hills County Water
Unincorporated	Rancho Rinconada Recreation and Park District
Moffett Field	Santa Clara County Vector Control District
Stanford	Santa Clara County Lighting Service Area
	Santa Clara Valley Transportation Authority
	Santa Clara Valley Water District
	Saratoga Cemetery District
	Saratoga Fire Protection District
	West Bay Sanitary District

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